

Citywide Rezoning Petition Ordinance as Adopted

Part II – Adjustments to Amount of Development Allowed

a. Changes to FAR and Height Provisions

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a. Changes to FAR and Height Provisions

A. Create a New Section 5.30.1 to read as follows

5.30.1 – Rules for Applying Certain Provisions of the Tables of Dimensional Requirements.

5.30.11 – FAR and Height

Where two numbers appear in Column (1) – Maximum Ratio of Floor Area to Lot Area and Column (6) Maximum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Uses, Section 4.31 a-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 b (7), both of which shall be governed by the second number.

5.30.12 – Calculation of Permitted Gross Floor Area on a Lot

Where two numbers regulate the permitted FAR on a lot, the Gross Floor Area of any uses proposed on the lot shall be determined by the following formula:

Gross Floor Area Permitted = $[(A \times \text{FAR}_1) \times \text{Lot Area}] + [(B \times \text{FAR}_2) \times \text{Lot Area}]$

*Where A equals the percentage of Gross Floor Area in the building to be used for non residential use(s),
and*

Where B equals the percentage of Gross Floor Area in the building to be used for residential and dormitory use(s),

*And where
 $A + B = 100\%$ (or 1.0) or less*

*And
 FAR_1 equals permitted FAR for non residential uses and*

FAR_2 equals permitted FAR for residential and dormitory uses.

B. Make Changes to Permitted FAR and Height in the Tables of Dimensional Regulations as follows.

B1 – Office Districts

Table 5-2. Table of Dimensional Requirements - Office Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Office 1	0.75	5,000	1,200	50	$\frac{H+L^{(a)}}{4}$	$\frac{H+L}{5}$	$\frac{H+L^{(c)}}{4}$	35	15%
Office 2	<u>1.50/2.0</u> (s)	5,000	600	50	$\frac{H+L^{(a)}}{4}$	$\frac{H+L}{5}$	$\frac{H+L^{(c)}}{4}$	<u>70/85</u>^(d) (s)	15%
Office 3	<u>2.0/3.0</u>	5,000	300	50	$\frac{H+L^{(b)}}{5}$	$\frac{H+L}{6}$	$\frac{H+L^{(c)}}{5}$	<u>90</u>/120	10%
Office 3A	3.0	5,000	300	50	$\frac{H+L^{(b)}}{5}$	$\frac{H+L}{6}$	$\frac{H+L^{(c)}}{5}$	120	10%

B1 a – Create a new Footnote (s) to read as follows:

(s) Except that in the Office 2 zone shown on the Zoning Map of the City of Cambridge abutting Concord Turnpike, which is bounded by the Town of Belmont and the Town of Arlington town lines and the Open Space District, the FAR shall be 2.0 for all uses and the Maximum Height shall be 85 feet.

B2 – Business Districts

Table 5-3 Table of Dimensional Requirements - Business Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Bus. A	<u>1.0/1.75</u>	none	600	none	none	none	$\frac{H+L^{(a)}}{5}$	<u>35/45 to 65</u> (b)	none
Bus. A-1	<u>1.0/0.75</u>	none	1200	none	none	none	$\frac{H+L^{(a)}}{5}$	35	none
Bus. A-2	<u>1.0/1.75</u>	none	600	none	5 ^(m)	10 ⁽ⁱ⁾	20 ^(j)	45 ^(k)	none
Bus. B	<u>2.75/3.0</u> (t)	none	300	none	none	none	none	<u>80</u> (t)	none
Bus. B-1	<u>1.50/3.25</u>	none	300	none	none	none ^(e)	none ^(e)	<u>55/90</u>^(c)	(d)
Bus. B-2	<u>1.50/3.0</u>	none	300	none	none	none ^(e)	none ^(e)	45	(d)
Bus. C	<u>1.25/2.0</u>	none	500	none	none	none	20 ^(j)	55 ^(g)	none
Bus. C-1	<u>2.75/3.0</u>⁽ⁿ⁾	none	450 ⁽ⁿ⁾	none	none	none ^(o)	20 ^(j)	50 ^{(g)(l)}	none

B2a – Modify footnotes to Table 5-3 as follows.

B2a.1 - Delete the text of Footnote h.

B2a.2 – Delete the text of the Footnote (b) and substitute therefor the following:

(b) As set forth in Paragraph 3 below. (NOTE: *should Section 5.28.1 be adopted as proposed in Part IV, the footnote would read: As set forth in Section 5.28.1.*)

B2b – Create a Footnote (t) to read as follows:

(t) Except that for that area bounded by the centerline of Main Street on the south, the centerline of Windsor Street on the west, the line along the Cambridge/Somerville/Boston municipal boundary lines to its intersection with Bridge Street/O’Brien Highway on the north, and the line along the centerline of First Street to Cambridge Street to O’Brien Highway to its intersection with the Boston municipal boundary line on the east, the FAR in any Business B zone shall be 3.0 for residential uses and 4.0 for all other uses and the height shall be 120 feet.

B3 – Industrial Districts

Table 5-4 Table of Dimensional Requirements - Industrial Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Ind. A-1	<u>1.25/1.50 (t)</u>	5,000	1,200 ^(a)	50	0	0 ^(b)	0 ^(b)	45	none
Ind. A-2	<u>4.0</u>	5,000	none	50	0	0 ^(b)	0 ^(b)	70	none
Ind. A	<u>1.25/1.50 (t)</u>	none	none	none	none	none	none	<u>45</u> (d) <u>(t)</u>	none
Ind. B-1	<u>3.0</u>	5,000	none	50	0	0	0	70	none
Ind. B-2	<u>1.5</u>	5,000	none	50	0	0 ^(b)	0 ^(b)	85 ^(c)	none
Ind. B	<u>2.75/4.0 (t)</u>	none	none	none	none	none	none	120	none
Ind. C	1.0	20,000	none	100	0	0 ^(b)	0 ^(b)	45	none

B3 a – Create a new Footnote (t) to read as follows:

(t) Except that for that area bounded by the centerline of Main Street on the south, the centerline of Windsor Street on the west, the line along the Cambridge/Somerville/Boston municipal boundary lines to its intersection with Bridge Street/O’Brien Highway on the north, and the line along the centerline of First Street to Cambridge Street to O’Brien Highway to its intersection with the Boston municipal boundary line on the east, the following FAR and Maximum Height provisions shall apply to the zoning districts listed below:

Industry A: FAR of 2.0 for all uses and Maximum Height of 85 feet.

Industry A-1: FAR of 1.25

Industry B: FAR of 4.0 for all uses and Maximum Height of 120 feet.

C. Make Changes to Permitted FAR and Height in Other Locations in the Ordinance.

C-1 – Amend Section 11.304.3 of the Central Square Overlay District so that it reads as follows.

- 11.304.3 Floor Area Ratio Limitation. The maximum floor area ratio applicable to any lot in the Central Square Overlay District shall be governed by the requirements of this Section 11.304.3; however, at locations where the base zoning district establishes a more restrictive FAR limit the more restrictive shall apply.
- a. As Of Right Limitation.
The maximum as of right FAR shall be 3.0 in the Office 3 base zoning district for Residential Uses, Section 4.31 a-h, and 2.0 for all other uses; 3.0 for all uses in the Business B base zoning district; and 2.0 in the Residence C-3 and Residence C-2A base zoning districts.
 - b. Special Permit for additional FAR.
The maximum FAR on any lot in a Residence C-3 or Residence C-2A district may be increased to 3.0 and 2.5 respectively upon issuance of a special permit from the Planning Board.
 - c. Special Permit for Additional FAR for Affordable Housing.
The maximum FAR on any lot in an Office 3 District may be increased to 3.75 upon issuance of a special permit from the Planning Board provided a minimum of twenty (20) percent of the total gross floor area authorized is devoted to affordable housing as defined in Section 11.201. The affordable housing shall conform to the standards of Section 11.204 except that lodging housing or single room occupancy facilities shall be specifically permitted. The additional FAR bonus permitted in Section 11.203.2, however, shall not apply to developments employing the provisions of this Section 11.304.3c.

C3 – Amend a portion of Special District 5 so that it reads as follows.

- 17.53 *Dimensional Regulations.* The following Dimensional Regulations shall apply to all development proposals within the district.
- 17.53.1 Maximum FAR. The FAR applicable on any lot in the district shall not exceed 1.25 for all permitted uses. However, the applicable FAR may be increased by an additional 0.75 to a maximum of 2.0, by special permit from the Planning Board, for permitted residential uses, excluding hotels and motels, and for dormitory uses, Section 4.33 b(7).

C4 – Amend a portion of Special District 7 so that it reads as follows.

- 17.73 *Dimensional Regulations*

- 17.73.1 *Maximum FAR.* The maximum FAR for any lot in the district shall not exceed 3.0 for Residential Uses, Section 4.31 a-h, and Dormitory Uses, Section 4.33 b (7) and 2.0 for all other permitted uses.
- 17.73.2 *Additional Height.* The maximum height permitted in the district may be increased to one hundred (100) feet by special permit from the Planning Board; all other height limitations imposed by the Central Square Overlay District shall apply.

C5 – Amend a portion of Special District 11 so that it reads as follows.

- 17.203 *Dimensional Regulations.* The following Dimensional Regulations shall apply to all development proposals within the district.
- 17.203.1 Maximum FAR
- a. The FAR applicable on any lot in the district shall not exceed 1.25 for all permitted uses. However, the applicable FAR may be increased by an additional 0.75 to a maximum of 2.0, by special permit from the Planning Board, for permitted residential uses, excluding hotels and motels, and for dormitory uses, Section 4.33 b (7).

C7 - Delete the existing text of Section 13.60 - PUD-5 District Controls and substitute therefore the following.

- 13.60 PUD-5 DISTRICT CONTROLS
- 13.61 *Purpose.* The PUD-5 district is intended to encourage the creation of a highly active urban environment around the planned Alewife transit station and to promote mixed use development with an emphasis on residential uses in association with office and research facilities and supporting retail activities.
- 13.62 *Uses Allowed in a PUD-5 District.* The following uses alone or in combination with each other shall be allowed upon permission of the Planing Board subject to the limitations of this Subsection 13.62
- 13.62.1 Residential uses, Section 4.31 a-h.
- 13.62.2 Office and Laboratory Uses. All uses listed in Subsection 4.34
- 13.62.3 Retail, Business and Consumer Service Establishments. All uses listed in Section 4.35 provided that they are located in a building with other permitted uses, are located on the first floor or the basement of the building, and do not exceed twenty-five (25) percent of the total Gross Floor Area of the building in which they are located. No

individual establishment may exceed 2,500 gross square feet in area unless the Planning Board specifically grants a waiver from this limitation.

13.62.4 Telephone exchange (including switching, relay, and transmission facilities serving mobile communications systems) and any towers and antennas accessory thereto, transformer station, substation, gas regulating station, or pumping station subject to the provisions of Section 4.32 g (1). However, any Telephone exchange use as set forth in 4.32 g (1) proposed with any facility having a floor area greater than four hundred (400) square feet shall only be permitted in a building in existence as of September 15, 2000 that, if vacant, has not been occupied by a residential use in the five years immediately preceding the time of application for a Certificate Of Occupancy for the proposed office use, or if occupied, the current use is any office and laboratory use, Section 4.34; any retail business and consumer service establishment, Section 4.35; any light industry, wholesale business or storage use, Section 4.37; or any heavy industry use, Section 4.38.

13.63 *District Dimensional Regulations.*

13.63.1 The minimum size of the development parcel for PUD-5 shall be twenty-five thousand (25,000) square feet.

13.63.2 The maximum ratio of gross floor area of all structures in the planned unit development to the total area of the development parcel shall be 1.75 for permitted non residential uses and 2.0 for permitted residential uses.

13.63.3 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. No building shall be located closer to a designated Open Space district than twenty-five (25) feet. It is intended, however, that buildings in the district should be uniformly set back from any major arterial roadways and from any public open space. There shall be no minimum required front, rear, and side yards for a development parcel. The Planning Board shall approve all such building setbacks.

13.63.4 The maximum allowable height of any building in the planned unit development shall be eighty-five (85) feet.

13.63.5 The requirements of the Parkway Overlay District shall apply in the PUD-5 District.

13.64 *Open Space Requirements.*

At least fifteen (15) percent of the Development parcel shall consist of Useable Open Space or Green Area Open Space as defined in Article 2.000.

- 13.65 *Parking and Loading Requirements.* A Planned Unit Development in a PUD-5 district shall conform to the off street parking and loading requirements set forth in Article 6.000, except as modified by this Section 13.64.
- 13.65.1 Minimum off street parking shall be provided as required for residential, office and retail uses in Residence C-3, Office 3, and Business B zoning districts.
- 13.65.2 The parking requirement specified in Section 13.64.1 may be satisfied in total or in part by a lease agreement between the developer and the City, other public entity, or private consortium for use of parking spaces in a public or pooled private parking facility. Such facility may be located outside the development parcel but shall be located within the PUD-5 District.
- 13.66 *Development Guidelines.* In evaluating a Development Proposal in the PUD-5 district, the Planning Board shall give consideration to the following guidelines in addition to those specified for the Alewife Station and Boulevard districts in the 1979 Cambridge Community Development Department report entitled *Alewife Revitalization and the Urban Design Objectives* set forth in Section 19.30.
- a. *Perimeter and Transition.* Any part of the perimeter of a planned unit development which fronts on an existing street or public open space shall be so designed as to complement or to enhance adjacent land uses with respect to scale, density, setback, bulk, height, landscaping and screening.
 - b. *Pedestrian Linkages.* All developments in the PUD-5 district should provide integrated pedestrian circulation systems, particularly strong linkages between the transit station and the commercial activities.
 - c. *Retail Uses.* Retail uses in the district should be concentrated as ground floor uses in buildings principally containing other activities. They should be oriented toward public streets, plazas or other active urban open spaces.
 - d. *Building Height.* Lower buildings or building elements are encouraged close to principal arterial roadways and existing and planned open spaces.
 - e. *Parking Orientation.* Ground level parking located within structures should not abut plazas or major pedestrian ways.
 - f. *Open Space.* Development of small scale plazas for outdoor cafes, street vending, retail marketing, and outdoor exhibitions should be located and designed to complement and to be connected with existing and planned public open space in the district.

C8 - Amend the Text of the Ordinance in Article 12.000, Section 12.52, by deleting the existing text and substituting therefor the following.

- 12.52** *PUD Development Parcel Size.* The minimum size of a development parcel for a planned unit development shall as indicated in each planned units development's individual regulations; however the Planning Board may, at its discretion, allow development parcels containing less than the minimum parcel size required but at least five

times the minimum required area for a lot in the base zoning district in which the development would be located. The Planning Board shall permit a development parcel containing less than the minimum parcel size required only upon its written determination that public review and approval of such a small development is necessary for accomplishing the planning objectives of the PUD district in which the development is located.